

Real Property Maintenance Report

Howard
2010 Pay 2011

Owner: City Of Kokomo
Owner Party: City Of Kokomo
Address: 100 S Union St Kokomo, IN 46901 USA
Location Address: S Dixon Rd Kokomo, IN 46902

QCSec: 3 QSec: NW Sec: 2 Township: 23
Range: 3 Acres: 4.54 Block: Plat:
Sub Sec: Lot: Sub Lot: Sub Division:

Location Description:

Legal Description: PT NW COR NW4 2-23-3 4.54 AC

Assessments:					
Homestead Land	0	Homestead Improv	0		
NonHomestead Land	0	NonHomestead Improv	0		
Long Term Care Land	0	Long Term Care Improv	0		
Agricultural Land	0				
Non-res Land	0	Non-res Improv	0		
		Total Assessed:	0		
		Net Assessed:	0		

Surplus Payment: 0.00 Appr. Date: 7/4/1776
Over Payment: 0.00 Equal. Factor: 0
Advance Payment: 0.00 Annual Adj Factor 0

Charges:

Tax SevUnit	Charge Type	Total Charge	Balance Due
CITY OF KOKOMO	1st Installment Tax	0.00	0.00
	2nd Installment Tax	0.00	0.00
KITTY RUN	1st Installment Tax	20.00	0.00
	2nd Installment Tax	0.00	0.00
		20.00	0.00

Property Number: 34-09-02-101-010.000-002

Property Type: Real
Map Number: 002-CITY OF KOKOMO
Tax Sec: 002-CITY OF KOKOMO

Property Class: 640 Exempt Municipality
Zoning Type:
Use Type:
Bankruptcy Code:
Tax Sale:
Neighborhood:
No. Of Households: 0
TIF District:
Base AV: 0
Base Res AV: 0
Incremental AV: 0
Tax Rate: 03.2100
OldCEDIT: 00.0000
OldCOIT: 00.0000
LOIT Repl All Prop: 00.0000
LOIT Qual Res RC: 00.0000

Routing #: 0
Under Appeal Value: 0

LOIT Homestead: 35.5706
CB Homestead: 01.0000
CB Res LTC Ag: 02.0000
CB Non HS and Pers: 03.0000
CB Over65: 102.0000

Deductions:

Deduction Type	Deduction Amount	Over Written Flag
Govt Exempt	0	No

Property Number: 34-09-02-101-010.000-002
Owner Party: City Of Kokomo

Specials:

Unit/Descr	Type	Valuation Type	Tax Set	Basis
D1060 - KITTY RUN	DitchMnt	Benefited Acres	D1060-KITTY RUN	20.00*

*Indicates overwritten amount

Transfers:

Transfer Date, Type, & Status	From Property Number	To Deeded Owner & Address	To Legal Description	Instrument Date & Type	Recorded Date, Book & Page	To Value of Land & Improvements
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Party Types:

Party Type	Party Name	Address	Email Address	Phone Number
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201/476

3997 con'td

Subscribed and sworn to before me this 12th day of April, 1951.

N.P. Seal

My commission expires: 3/4/53

Duly entered for taxation April 23, 1951

Recorded April 23, 1951 at 10:15 A.M.

Miriam Tharp Blake (sig) Miriam Tharp
Blake Notary PublicJoseph E. McLowan
RECORDER, HOWARD COUNTY

3998

WARRANTY DEED

This Indenture Witnesseth, That Edward R. Wilderman and Gandy L. Wilderman, husband and wife of Howard County, in the State of Indiana convey and Warrant to Edward Graves and Melba C. Graves, husband and wife of Howard County, in the State of Indiana for the sum of One Dollar and other valuable considerations the receipt of which is hereby acknowledged, the following described Real Estate situated in Howard County, in the State of Indiana, to-wit:

Part of the Northwest Quarter of Section 2, Township 23 North, Range 3 East, described as follows, to-wit: Beginning at the Northwest corner of said Section 2 and running thence East 30.14 rods to low water mark on the North Bank of Wildcat Creek, thence following the meanderings of said Creek up stream along the North side of low water mark to a point where said Creek is crossed by the center of the Toledo, St. Louis and Western Railroad track, thence along the center line of said Railroad track in a Southwesterly direction to a point where said track intersects the West line of said Section Number 2, thence North on the West line of said Section to the place of beginning, containing 29.34 acres, more or less, except the right of way of the said Railroad Company. Subject to taxes for 1951, due Year 1952 and thereafter. Subject to the balance due on a mortgage given to the Citizens Corporation of Kokomo, Indiana, which the grantees assume and agree to pay. \$6.60 U.S.R.S. attached and cancelled.

In Witness Whereof, The said Edward R. Wilderman and Gandy L. Wilderman, husband and wife have hereunto set their hands and seals this 23rd day of April, 1951.

Edward R. Wilderman (sig) (seal)
Gandy L. Wilderman (sig) (seal)
Gandy L. Wilderman

State of Indiana, Howard County, ss:

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Edward R. Wilderman and Gandy L. Wilderman, husband and wife and acknowledged the execution of the within Warranty Deed to be their voluntary act and deed.

Witness My hand and notarial seal, the 23rd day of April, 1951.

Eleanor Kessler (sig) Eleanor Kessler
Notary Public

N.P. Seal

My commission expires 2-7-53

Duly entered for taxation April 23, 1951

Recorded April 23, 1951 at 11:25 A.M.

Joseph E. McLowan
RECORDER, HOWARD COUNTY

4000

WARRANTY DEED

This Indenture Witnesseth, That Fern Carson and Allen Carson, her husband of Howard County, in the State of Indiana convey and Warrant to Warren B. Carson and Beale M. Carson, husband and wife of Howard County, in the State of Indiana for the sum of One dollar and Love and Affection the receipt of which is hereby acknowledged, the following described Real Estate situated in Howard County, in the State of Indiana, to-wit:

Lots 15 and 16 in Hammerbeck Addition to the city of Kokomo, County of Howard, State of Indiana. Subject to the balance due on a certain mortgage in favor of The First National Bank of Kokomo, Indiana. Subject to all taxes.

In Witness Whereof, The said Fern Carson and Allen Carson, her husband have hereunto set their hands and seals this 19th day of April, 1951.

Fern Carson (sig) Fern Carson (Seal)
Allen Carson (sig) Allen Carson (Seal)

State of Indiana, Howard County, ss:

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Fern Carson and Allen Carson, her husband and acknowledged the execution of the within Warranty Deed to be their voluntary act and deed.

Witness, My hand and notarial seal, the 19th day of April, 1951.

Miriam Tharp Blake (sig)
Miriam Tharp Blake Notary Public

N.P. Seal

My commission expires 3-4-53

Duly entered for taxation April 23, 1951

Recorded April 23, 1951 at 1:30 P.M.

Joseph E. McLowan
RECORDER, HOWARD COUNTY

4003

WARRANTY DEED

THIS INDENTURE WITNESSETH, That John Watkins and Bernice Watkins, husband and wife, of Howard County, in the State of Indiana, convey and warrant to Herbert J. Maze and Leveda M. Maze, husband and wife, of Howard County, in the State of Indiana, for and in consideration of ONE (\$1.00) AND OTHER VALUABLE CONSIDERATIONS DOLLARS, the receipt whereof is hereby acknowledged, the following described Real Estate in Howard County in the State of Indiana, to-wit:

Part of the Northwest Quarter of Section 25, Township 23 North, Range 2 East, described as follows to-wit: Beginning 172 feet North of the Southeast corner of the Northwest Quarter of Section 25, Township 23 North, Range 2 East, running thence West 15 rods 11 feet and 4 inches, thence North 51 rods, thence East 15 rods 11 feet and 4 inches, thence South 51 rods to the place of beginning, containing 5 acres, more or less. Subject to the balance due of a certain mortgage given to the Farmers State Bank of Scircleville, Indiana in the principal balance of 1756.56.

Subject to all taxes liens and assessments.

\$4.40 U.S.R.S. attached and cancelled.

IN WITNESS WHEREOF, The said John Watkins and Bernice Watkins, husband and wife, have hereunto set their hands and seals, this 23rd day of April, 1951.

John Watkins (sig)(seal) Bernice Watkins (sig)(seal)
John Watkins Bernice Watkins

(continued on next page)

5576

227 822

Recorded this day of 19 at o'clock M Recorder

Warranty DeedTHIS INDENTURE WITNESSETH, That Edward Graves and Melba C. Graves,
Husband and wifeof Howard County, in the State of Indiana Convey and Warrant
to The City of Kokomo, Indiana

of Howard County, in the State of Indiana, for and in consideration of the sum of

---Twelve Thousand and no/100 (\$12,000.00) Dollars-----

the receipt whereof is hereby acknowledged, the following described Real Estate in Howard County,
in the State of Indiana, to-wit:

13.20

Part of the Northwest Quarter of Section 2,
Township 23 North, Range 3 East, described
as follows:Beginning at a point 864.56 feet South of
the Northwest corner of said Northwest
Quarter and running thence East 943.21
feet; thence South 37 degrees, 10 minutes
West a distance of 580.36 feet; thence
West 434 feet; thence North 50.0 feet;
thence East 25.0 feet; thence North 130.0
feet, thence West 175.0 feet; thence North
282.49 feet to the point of beginning,
containing 7.42 acres.Richard A. Owens
RECORDER, HOWARD COUNTYFree and clear of all liens and encumbrances
of every kind or character.RECEIVED FOR RECORD
AT O'CLOCK - 8 55 AMAPR 2 - 1963
RECORD NO. 227 PAGE 822
RICHARD A. OWENS
RECORDER HOWARD CO., INC.Grantors agree to pay the 1963 taxes due
in 1964 on above real estate when the
same are determined.DULY ENTERED FOR TAX
ARTHUR J. LATO
AUDITOR HOWARD COUNTY.

FEE 10 4-2-63

Said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has
existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since
prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof;
that there is no one other than above grantors who has any proprietary right, title or interest in the above described real estate either
directly or indirectly; that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.IN WITNESS WHEREOF, The said Edward Graves and Melba C. Graves, husband
and wife

Have hereunto set their hands and seals this 1st day of APRIL 19 63

Edward Graves (SEAL) Melba C. Graves (SEAL)

(SEAL) (SEAL)

(SEAL) (SEAL)

STATE OF INDIANA, Howard County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

Edward Graves and Melba C. Graves, husband and wife

who acknowledged the execution of the foregoing Deed to be their voluntary act and deed.

Witness my hand and seal this 1st day of April 19 63

November 21, 1963 Vivienne Barkley
Notary Public

Instrument prepared by: Ralph L. Helms

822

WARRANTY DEED

FROM _____

TO _____

Received for record this _____ day of _____, 19____ at _____ o'clock _____ M., and

Recorded in Book No. _____ page _____

Recorder _____ County _____

Duly entered for taxation this _____ day of _____, 19____

Auditor's fee \$ _____

Auditor _____ County _____

WELLES PRINTING COMPANY, FORT WARR, IND.

5576

Indiana Gross Income Tax on
Sale of Real Estate

Paid by: Graves, Edw & Melba Grantor

Date Paid 4/2/63

Amount Paid \$ 52.50

Treasurer's Receipt # 168447

Howard County

Out of 10-21-1A-1B

244 1371

4824

WARRANTY DEED

DULY ENTERED FOR TAXATION

W. MARY CRAIG
Auditor, Howard County, Indiana
Date 7-16-80

THIS INDENTURE WITNESSETH, That CITY OF KOKOMO ("Grantor") of Howard County, in the State of Indiana, CONVEYS AND WARRANTS to BOOTH BROADCASTING COMPANY of the City of Detroit, in the State of Michigan, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Howard County, in the State of Indiana:

This is a part of the Northwest Quarter ($\frac{1}{4}$) of Section Two (2), Township Twenty-three (23) North, Range Three (3) East, and more specifically described as follows:

Commencing at the Southwest corner of the Northwest Quarter ($\frac{1}{4}$) of Section Two (2), Township Twenty-three (23) North, Range Three (3) East marked by a stone; thence North on and along the West Section line of said section, One thousand three hundred two point zero (1302.0) feet to a point marked by an iron pin; thence East perpendicular to said West Section line, One hundred fifty point zero (150.0) feet to the point of beginning marked by an iron pin; thence East perpendicular to said West Section line, Four hundred thirty-four point zero (434.0) feet to a point on the West right-of-way line of the Norfolk and Western Railroad marked by an iron pin; thence North parallel to said West Section line, Two hundred ninety five point zero (295.0) feet; thence West perpendicular to said West Section line, sixty point zero (60.0) feet; thence North parallel to said West Section line, ten point zero (10.0) feet; thence West perpendicular to said West Section line, three hundred forty-nine point zero (349.0) feet to a point marked by an iron pin; thence South parallel to said West Section line, Two hundred fifty-five point zero (255.0) feet to a point marked by an iron pin; thence West perpendicular to said West Section line, Twenty-five point zero (25.0) feet; thence South parallel to said West Section line, Fifty point zero (50.0) feet to the point of beginning.

The above described plat contains Two and eighty-eight hundredths (2.88) acres, subject to Drainage Easements.

SURVEYOR'S NOTE: The recorded legal description of the above described plat is as follows: Beginning at a point Nine hundred sixty-four and fifty-six hundredths (964.56) feet South; thence East one hundred seventy-five point zero (175.0) feet; thence South Fifty-five and forty-nine hundredths (55.49) feet from the Northwest corner of said Northwest Quarter ($\frac{1}{4}$) said point being the point of beginning and running thence South Two hundred fifty-five point zero (255.0) feet; thence West Twenty-five point zero (25.0) feet; thence South Fifty point zero (50.0) feet; thence East Four hundred thirty-four point zero (434.0) feet; thence North Three hundred five point zero (305.0) feet; thence West Four hundred nine point zero (409.0) feet to the point of beginning containing Two and eighty-nine hundredths (2.89) acres more or less.

The Northwest corner of this section has been obliterated by the construction of a new bridge. Therefore, no accurate measurement could be made from this point South

RECEIVED FOR RECORD
AT 3:00 PM 0'CLOCK

JUL 16 1980

JUL 16 1980
RECORD NO. 244 1371
PAGE 1
Handwritten signature
RECORDER HOWARD CO., IND.

to the above plat. Thus, it was necessary to start from the Southwest corner of the Northwest Quarter ($\frac{1}{4}$) where a stone has been located and is marked. In discussions with the County Surveyor, the West Section line was established by using the center line of the newly constructed bridge. Also, right angles were used to lay out the above plat since this more nearly coincided with the existing property lines and railroad right-of-ways. A shed is encroaching upon this property which is located near the Southwest corner of the property.

IN WITNESS WHEREOF, Grantor has executed this deed this

14th day of July, 1980.

BOARD OF WORKS

By: John T. Grimes
JOHN T. GRIMES, City Attorney

By: Lawrence Lambert
LAWRENCE LAMBERT, City Engineer

By: Bruce Kent Carter
BRUCE KENT CARTER, City
Controller

STATE OF INDIANA)
COUNTY OF HOWARD) SS:

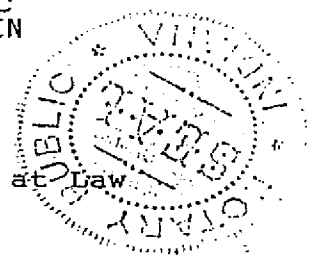
Before me, a Notary Public in and for said County and State, personally appeared, John T. Grimes, City Attorney, Lawrence Lambert, City Engineer, and Bruce Kent Carter, City Controller, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of July, 1980.

E. Robert Martin
NOTARY PUBLIC
E. ROBERT MARTIN

My Commission Expires:
November 1, 1980

THIS INSTRUMENT PREPARED BY: JAMES D. ANDREWS, Attorney at Law
110 East Walnut Street
Kokomo, Indiana 46901
Telephone: (317) 457-4484



1-18x24

4-8 1/2 x 11



* 0 9 3 4 0 1 0 5 2 2 1 *

0934010522

LINDA J. KOONTZ
HOWARD COUNTY IN RECORDER
06/18/2009 10:48:54AM
REC FEE:\$29.00 PAGES: 1
TRANS# 64625 DAN MINOR RLS

SURVEY

OWNER/CLIENT Howard County Recycling
Howard County Commissioners

SURVEYOR Dan Minor RLS

LEGAL Pt. NW 1/4 2-23-3 Center Township

CROSS REFERENCE D 244 P 1371

DATE 6-17-2009

SEE APERTURE CARDS

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established by this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement.

("THEORETICAL UNCERTAINTY OF THE MEASUREMENTS").

There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines. This survey was for the purpose of obtaining a RETRACEMENT SURVEY.

Due to random errors in measurement of the corners of the subject tract established this survey is within the specifications for an Urban survey. The allowable Relative Positional Accuracy for Measurements Controlling Land Boundaries on ALTA/ACSM Land Title Surveys being 0.07 feet (or 21mm) + 50ppm.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Theoretical Uncertainty stated above, and less than the uncertainty identified for the reference monumentation (discussed below) the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Theoretical Uncertainty, Positional Tolerance and the uncertainty in reference monumentation should be considered worthy of notice and are therefore discussed further below.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

The monuments referenced and used in the survey of subject tract to determine the boundary were:

1. A bronze 1" dia. Monument found at construction on bridge deck with a PK nail over it. I referenced said bronze pin March 30, 2000 and reset it when the new concrete was poured for deck. Said monument marking the Northwest corner of the Northwest Quarter of Section 2, Township 23 North, Range 3 East, Howard County, Indiana.
2. A 1 inch diameter pin in concrete reset by INDOT for the Dixon Road project. No name of surveyor found for supervising the replacement of the existing section corner monument. The 1 inch pin was found to have an error of 0.33 feet. The existing monument prior to road construction was measured by me, while working for the City of Kokomo.
3. Two (2) ½ inch diameter steel pipes with plastic caps as set by Mr. Thomas Newport LS for a retracement survey south of the subject parcel. Said pipes shown on plat drawing.

OCCUPATION OR POSSESSION LINES:

Any apparent uncertainties relative to occupation or possession lines are as shown on the plat. There may be unwritten rights associated with these uncertainties.

Unless otherwise noted or depicted hereon, there is no evidence of occupation

along the perimeter lines of subject tract. All survey monuments set or found this survey are flush with existing grade unless noted.

DISCREPANCIES IN LINES OF OCCUPATION.

1. An existing chain link fence along the north side of subject tract appears to cross over the deed description line by 1.8 feet at the east end of said fence.
2. Piles of logs and brush appear to encroach upon the tract to the south of the subject parcel. No line of occupation found to indicate where the deed line is on the ground.
3. A set of overhead electrical lines appear to encroach upon the subject parcel servicing the parcel to the south. Said overhead lines shown on plat.
4. An ingress/egress easement is stated by 257, page 3401 in favor of the parcel to the south. There does not appear any drive or indications that the parcel to the south is using said ingress/egress easement. The parcel to the south appears to be "land locked" without this ingress/egress easement.
5. By the Howard County Auditor plat map on the computer there appears a water line easement across the entire north side of the subject parcel. A water pit with valves and a meter was found and shown on attached plat. No easement given to me for this survey. There may be others that would have rights to this water line easement.

CLARITY OR AMBIGUITY OF RECORD DESCRIPTION USED AND/OR ADJOINER'S DESCRIPTIONS:

1. The Warranty deed for the subject parcel has a closure error of 8.59 feet. To find the error I held the point of beginning for the subject parcel at the given distance of 864.56 feet south of the Northwest corner of the Northwest Quarter Section. I then held the point on the west section line at the Southwest corner of the subject parcel at 282.49 feet south of the point of beginning. The error appears to be in part due to the measured distance from the west section line to the 50 foot right-of-way for the existing rail road track. I held the North line of subject parcel to the measured distance from the west section line to the right-of-way for the rail road track, thence southwest parallel and 50 feet distance from the centerline of the existing railroad track. I held the north/south line at the east side of the subject parcel to the deed description for the northeast corner of the south parcel described by Deed Record 257, page 3401 and projecting it parallel with the west section line to the 50 foot rail road right-of-way line. This gave a distance short by 0.82 feet for the subject east line. It appears that the adjoiner may have been written holding an aluminum capped rebar at the southeast corner of the south parcel as having no error. It was found to be 0.7' to close to the rail road right-of-way line. I held the point of beginning for the south parcel at the 1302.0 feet north of the Southwest corner of the Northwest Quarter Section. No stone as called for by deed was found due to recent road reconstruction for Dixon Road. I then held all other boundary lines as being parallel or perpendicular to the West section line. By Deed Record 244, page 1371 it is stated that the monument at the Northwest corner of the Northwest Quarter was obliterated by the construction of a new bridge. This

is another reason that there appears to have errors in the subject parcel and the adjoiner parcel to the south. The deed description to the south was written with "the west section line was established by using the center line of the newly constructed bridge. Also, right angles were used to lay out the above plat since this more nearly coincided with the existing property lines and railroad right-of-ways.", said deed executed 14 Th day of July, 1980.

2. There was a 5/8" diameter steel pin found (and shown on plat) for a northern corner for the parcel to the south. It had an error that was too great to accept. I reset said corner with an aluminum capped rebar. No cap or other means to identify whom set said pin found.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were obtained by the surveyor. No abstract or title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel. Plat represents a retracement survey of the parcel shown. It is part of a parcel described in Deed Record 227, page 822 in the Howard County, Indiana, Recorder's Office.

I, Daniel J. Minor, R.L.S., in accordance with Title 865, Article 1, Chapter 12 of the Indiana Code ("Rule 12"), do hereby certify that to the best of my knowledge and belief, the within plat represents a survey made under my supervision on June 12, 2009 on the following described tract:

DESCRIPTION OF ORIGINAL SURVEYED PARCEL:

DESCRIPTION:

Part of the Northwest Quarter of Section 2, Township 23 North, Range 3 East, described as follows:

Beginning at a point 864.56 feet South of the Northwest corner of said Northwest Quarter and running thence East 943.21 feet; thence South 37 degrees, 10 minutes West a distance of 580.36 feet; thence West 434 feet; thence North 50.0 feet; thence East 25.0 feet; thence North 130.0 feet, thence West 175.0 feet; thence North 282.49 feet to the point of beginning, containing 7.42 acres.

EXCEPT the following:

A part of the Northwest Quarter of Section 2, Township 23 North, Range 3 East, Center Township, Howard County, Indiana, described as follows, to-wit:

Commencing at the Southwest corner of the Northwest Quarter of Section 2, Township 23 North, Range 3 East marked by a stone; thence North on and along the West Section line of said Section, 1302.0 feet to a point marked by an iron pin; thence East perpendicular to said West Section line, 150.0 feet to the point of beginning marked by an iron pin; thence East perpendicular to said West Section line, 434.0 feet to a point on the West right-of-way line of the Norfolk and Western Railroad marked by an iron pin; thence North parallel to said West Section line, 295.0 feet; thence West perpendicular to said West Section line, 60.0 feet; thence North parallel with said West Section line, 10.0 feet; thence West perpendicular to said West Section line, 349.0 feet to a point marked by an iron pin; thence South parallel to said West Section line; 255.0 feet to a point marked by an iron pin; thence West perpendicular to said West Section line, 25.0 feet; thence South parallel to said West Section line, 50.0 feet to the point of beginning, containing 2.88 acres.

Subject to an easement for ingress and egress to parcel III over and across the following described real estate, as granted in Deed Record 248, page 387 and conveyed in Deed Record 248, page 388 to-wit:

A part of the Northwest Quarter of Section 2, Township 23 North, Range 3 East, City of Kokomo, Center Township, Howard County, Indiana, described as follows:

Beginning at a point 934.56 feet South of the Northwest corner of said Northwest Quarter at a point on the West line thereof; thence East 195.00 feet; thence South 85.49 feet to a point on the North line of a 2.88 acre tract of land described in Deed Record 244, page 1371 in the Howard County Recorder's Office; thence West 20.00 feet along said North line to the Northwest corner of said 2.88 acres tract of land; thence North 65.49 feet; thence West 175.00 feet to the West line of said Northwest Quarter; thence North 20.00 feet along said West line to the point of beginning.


Daniel J. Minor, R.L.S.

Registered Land Surveyor #LS29500008

June 15, 2009

Job #09007A

Client: Howard County Recycling, Howard County Commissioners

Title Holder of subject parcel: The City of Kokomo, Indiana.

NOTE: ALL ALUMINUM CAPPED REBAR SET MARKED "HOWARD COUNTY SURVEYOR". I Daniel J. Minor, R.L.S. PERFORMED said retracement survey of subject parcel and am now Howard County Surveyor.



010167

96 JUN 25 AM 10:26

261.1953

DULY ENTERED FOR TAXATION

MARILYN J. SHIRLEY

JUN 25 1996

Project STP-K320(2)Parcel 62Road Dixon RoadCounty HowardRESOLUTION NO. 1996-2
BOARD OF PUBLIC WORKS AND SAFETY
CITY OF KOKOMO, INDIANAMarilyn M. Cook
AUDITOR HOWARD CO. INA RESOLUTION DESIGNATING STREET RIGHT-OF-WAY
ON CITY OWNED PROPERTY

TRANSFER STATION

WHEREAS, the City of Kokomo, Indiana, an Indiana Municipal Corporation, located in Howard County, in the State of Indiana is by virtue of a Warranty Deed recorded April 2, 1963 in Howard County Recorder's Deed Record 227 Page 822 except a 2.88 acre tract sold to Booth Broadcasting Company of the City of Detroit, Michigan in a Warranty Deed recorded July 16, 1980 in Howard County Recorder's Deed Record 244, Page 1371 is the Fee Simple owner of the following described Real Estate in the City of Kokomo, Howard County, Indiana, to wit:

Part of the Northwest Quarter of Section 2, Township 23 North, Range 3 East, described as follows:

Beginning at a point 864.56 feet South of the Northwest corner of said Northwest Quarter and running thence East 943.21 feet; thence South 37 degrees, 10 minutes West. a distance 580.36; thence West 434 feet; thence North 50.0 feet; thence East 25.0 feet; thence North 130.0 feet, thence West 175.0 feet; thence North 282.49 feet to the point of beginning, containing 7.42 acres.

Except the Following:

A part of the Northwest Quarter of Section 2, Township 23 North, Range 3 East, Center Township, Howard County, Indiana, described as follows, to-wit:

Commencing at the Southwest corner of the Northwest Quarter of Section 2, Township 23 North, Range 3 East marked by a stone; thence North on and along the West Section line of said Section, 1302.0 feet to a point marked by an iron pin; thence East perpendicular to said West Section Line, 150.0 feet to the point of beginning marked by an iron pin; thence East perpendicular to said West Section Line, 434.0 feet to a point on the West right-of-way line of the Norfolk and Western Railroad marked by an iron pin; thence North parallel to said West Section Line, 295.0 feet; thence West perpendicular to said West Section Line, 60.0 feet; thence North parallel to said West Section Line, 10.0 feet; thence West perpendicular to said West Section Line, 349.0 feet to a point marked by an iron pin; thence South parallel to said West Section Line, 255.0 feet to a point marked by an iron pin; thence West perpendicular to said West Section Line, 25.0 feet; thence South parallel to said West Section Line, 50.0 feet to the point of beginning, containing 2.88 acres.

WHEREAS, the above described Real Estate is located on Dixon Road between Defenbaugh and Wildcat Creek in the City of Kokomo.

WHEREAS, the Real Estate described in Exhibit "A", attached hereto and made an part hereof, must be designated and documented as Public Street Right-of-Way in accordance with the City Thoroughfare Plan & Ordinance No. 4151 and in conjunction with the construction of Indiana Highway Project No. M-MG-K320 Dixon Road in Kokomo, Howard County, Indiana.

WHEREAS, "Exhibit A", attached hereto, and made a part hereof by reference, describe the interest required, and the legal description of the permanent and perpetual Right-of-Way required to be dedicated from the above parcels of real estate to satisfy Right-of-Way requirements; and

WHEREAS, it is in the public interest that the Right-of-Way described in "Exhibit A" be dedicated as public street right-of-way.

NOW THEREFORE, the Board of Public Works and Safety of the City of Kokomo, Indiana, hereby designates the real estate described in the attached "Exhibit A" as Permanent and Perpetual Public Street Right-of-Way.

ADOPTED by the Board of Public Works and Safety of the City of Kokomo, Indiana, this 10 day of June, 1996.

BOARD OF PUBLIC WORKS AND SAFETY
CITY OF KOKOMO, INDIANA

Jeffrey S. Rudolph
JEFFREY S. RUDOLPH, PRESIDENT

Ralph L. Baer
RALPH L. BAER, MEMBER

RICHARD A. KNIGHT, MEMBER

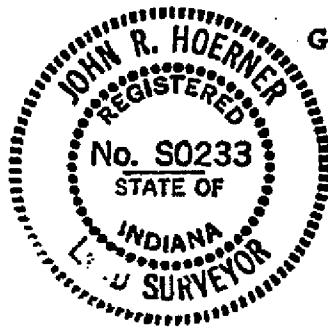
ATTEST:

Ursula S. Wolf
URSULA S. WOLF, SECRETARY

This Instrument was prepared by Kenneth J. Ferries, Corporation Counsel.

PROJECT M-MG-K320 PARCEL 62

A part of the Northwest Quarter of Section 2, Township 23 North, Range 3 East, Howard County, Indiana, described as follows: Commencing at the northwest corner of said quarter section; thence South 0 degrees 38 minutes 29 seconds West 864.56 feet along the west line of said quarter section to the north line of the owner's land; thence South 89 degrees 24 minutes 10 seconds East 25.00 feet along said north line to the east boundary of Dixon Road and the point of beginning of this description: thence South 89 degrees 24 minutes 10 seconds East 25.00 feet along said north line; thence South 0 degrees 38 minutes 29 seconds West 286.34 feet to the south line of the owner's land; thence North 89 degrees 24 minutes 05 seconds West 25.00 feet along said south line to the east boundary of said Dixon Road; thence North 0 degrees 38 minutes 29 seconds East 286.34 feet along the boundary of said Dixon Road to the point of beginning and containing 0.164 acres, more or less.



Given under my hand and seal NOV 18 1993

A handwritten signature in dark ink, appearing to read "John R. Hoerner", written over a horizontal line.

John R. Hoerner, Registered Land
Surveyor No. S0233, State of Indiana

EXHIBIT "A"

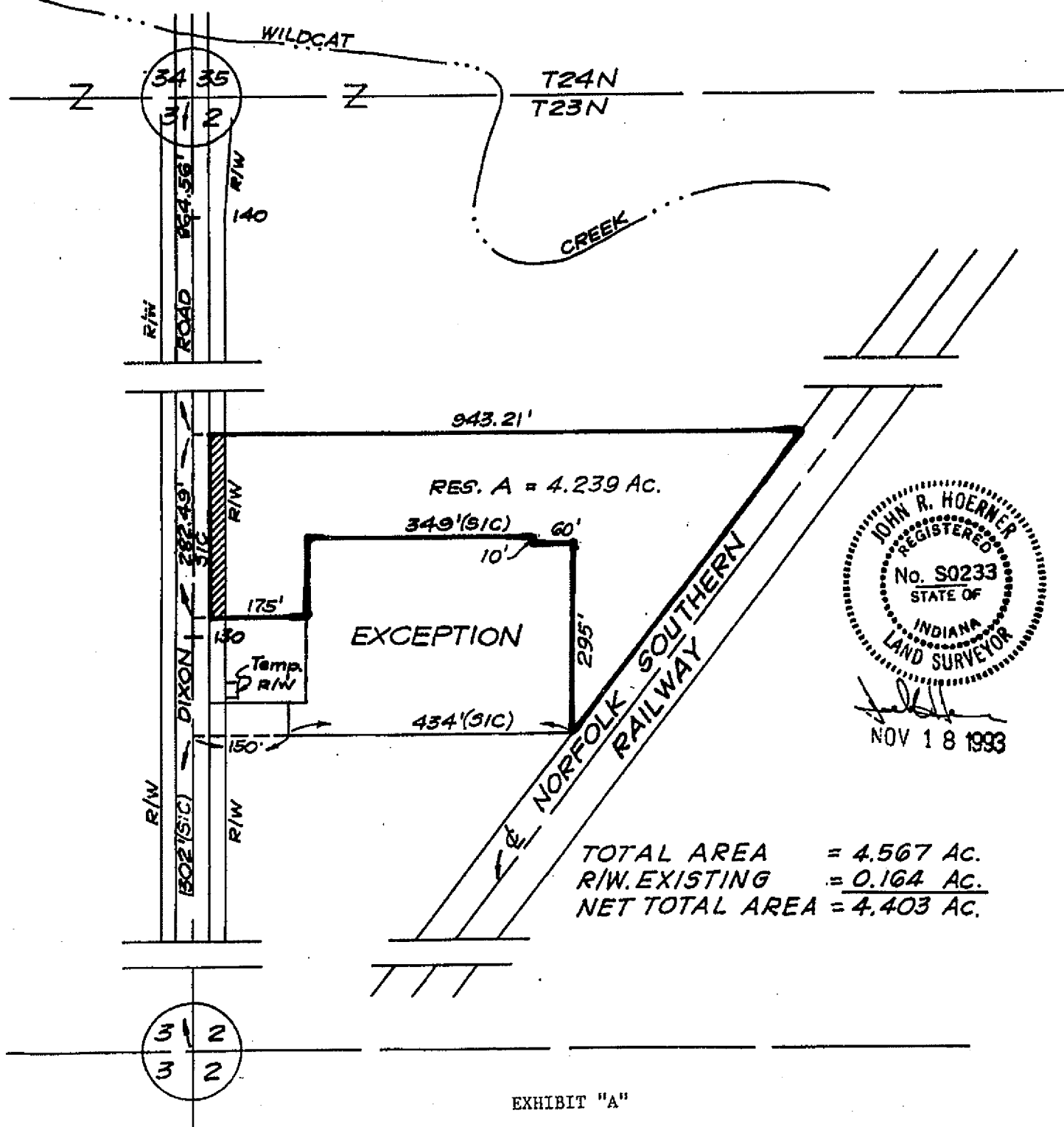
Clyde E. Williams & Associates, Inc.
PROFESSIONAL ENGINEERS
8925 North Meridian Street
Indianapolis, Indiana 46260

PARCEL : 62
 PROJECT : M-MG-K320 DEED RECORD 227, PAGE 622, DATED 4-2-63 CHECKED J. R. Hoerner
 ROAD : HOWARD
 COUNTY : DIXON
 SECTION : 2
 TOWNSHIP : 23 N
 RANGE : 3 E

(INER THE CITY OF KOKOMO, INDIANA DRAWN BY T. W. Jennings 3-27-92
 SCALE 1" = 200'

261.1953

HATCHED AREA IS THE APPROXIMATE TAKING
 THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.



1357

DRIVEWAY AND UTILITY EASEMENT

DULY ENTERED FOR TAXATION
HOWARD F. HELMS
Auditor, Howard County, Indiana
Date February 17, 1984

THIS INDENTURE, made this 19th day of December, 198 3, by and between the City of Kokomo, Indiana, a municipal corporation, hereinafter referred to as the "Grantor" and Booth Broadcasting Company of the City of Detroit, in the State of Michigan, hereinafter referred to as the "Grantee".

WITNESSETH:

WHEREAS, the Kokomo Common Council authorized by Ordinance No. 4819 the selling of 2.88 acres of land to the "Grantee".

WHEREAS, the "Grantor" did sell and convey to "Grantee" 2.88 acres of land by Warranty Deed dated July 14, 1980, recorded July 16, 1980 in Deed Record 244, page 1371 in the Howard County Recorder's Office.

WHEREAS, the Kokomo Common Council authorized by Resolution No. 2058 the granting of an Easement to the "Grantee" to provide ingress and egress to said 2.88 acre tract of land.

NOW THEREFORE, the "Grantor" represented by the Kokomo Board of Public Works and Safety, for the sum of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant and convey unto the "Grantee", its successors and assigns, forever, a driveway easement for ingress and egress and a utility easement for the purpose of installing, laying, operating and maintaining electrical, telephone, water and sewage facilities over, upon and across the following described land located in the City of Kokomo, Howard County, Indiana, to-wit:

A part of the Northwest Quarter of Section 2, Township 23 North, Range 3 East, described as follows: Beginning at a point 934.56 feet South of the Northwest corner of said Northwest Quarter at a point on the West line thereof and running thence East 195.00 feet; thence South 85.49 feet to a point on the North line of a 2.88 acre tract of land described in Deed Record 244, Page 1371 in the Howard County Recorder's Office; thence West 20.00 feet along said North line to the Northwest corner of said 2.88 acre tract of land; thence North 65.49 feet; thence West 175.00 feet to the West line of said Northwest Quarter; thence North 20.00 feet along said west line to the point of beginning.

IN WITNESS WHEREOF, Grantor has executed this Driveway and Utility Easement this 19 day of December, 1983.

KOKOMO BOARD OF PUBLIC WORKS AND SAFETY

Stephen J. Daily
STEPHEN J. DAILY, MAYOR
CITY OF KOKOMO, INDIANA

By: Kenneth J. Ferries
KENNETH J. FERRIES, PRESIDENT

By: John R. Whitehart
JOHN R. WHITEHART, MEMBER

By: Larry W. McKinley
LARRY W. MCKINLEY, MEMBER

ATTEST:

Ursula S. Wolf
URSULA S. WOLF, SECRETARY

RECEIVED FOR RECORD
AT 3 15 PM O'CLOCK

FEB 17 1984

RECORD NO. 248 PAGE 387

Reginald J. McInnis
RECORDED

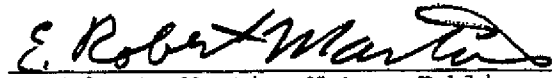
This instrument was prepared by Kenneth J. Ferries, Corporation Counsel.

1357

STATE OF INDIANA)
) SS:
COUNTY OF HOWARD)

Before me, a Notary Public in and for said County and State, personally appeared Kenneth J. Ferries, President; Stephen J. Daily, Mayor and Larry W. McKinley, Member of the Board of Public Works and Safety of the City of Kokomo, Indiana, and acknowledge the execution of the foregoing Driveway and Utility Easement, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 19 day of December, 1983.


E. Robert, Martin, Notary Public
A Resident of Howard County

My Commission Expires:

November 1, 1984